

and to provide for the condemnation and removal of unsalvable structures. Together, these types of building and housing codes can act to insure a continued good quality of building construction and maintenance.

Zoning - The Zoning Ordinance is another tool which can be extremely effective in guiding development along the lines suggested in the Land Development Plan. Zoning is the power of the public to control the use of private property so as to prevent encroachments on the rights of others. Zoning derives from the "police power" whose purpose is to promote the health, safety, convenience, and general welfare of the community. In order to accomplish this, the ordinance divides all property into a number of categories or "zones," specifying for each the uses permitted or prohibited and setting forth certain performance standards and requirements. The Zoning Map indicates in which category each parcel of land is classified. Obviously, the text of the ordinance and the manner in which the zones are arranged on the map leave a great influence on the physical development pattern of the community.

Responsibility for adopting and amending the Zoning Ordinance lies with the Town Council, the Planning Board acting in an advisory capacity only. The revised ordinance now under consideration which takes advantage of the municipalities extraterritorial zoning power in addition to newer concepts of zoning should allow a more effective use of zoning as a means of plan implementation.

The day-to-day application of the Zoning Ordinance as a means of carrying out the Land Use Plan in a complex process. It is possible in this process and in subsequent amendments to the ordinance, to lose the proper relationship between the Zoning Ordinance and the Land Use Plan. Therefore, to help avoid losing perspective, the following zoning principles should be used as guideposts in zoning administration and in considering zoning amendments.*

Reasonable and Legal - Zoning must be reasonable and uniform in its application to properties of like class and must stay within the bounds of legal authority. It must have a substantial relationship to a comprehensive plan, the existing and potential uses of property and the health, morals, welfare and convenience of the community and the public.

* These principles are adapted from the Greensboro's Future published by the Planning Department of the City of Greensboro, North Carolina.